

**BOARD OF HARBOR COMMISSIONERS
CITY OF SANTA BARBARA
MINUTES**

Regular Monthly Meeting
January 17, 2008
City Council Chambers - City Hall 6:30 p.m.

ROLL CALL 6:30 p.m.

Commissioners Present

Will Anikouchine
Betsy R. Cramer
Frank Kelly
Charles Watson

Staff Present

John Bridley, Waterfront Director
Scott Riedman, Waterfront Business Manager
Karl Treiberg, Facilities Manager
Mick Kronman, Harbor Operations Manager
Mary Adams, Harbor Commission Secretary

Councilmembers Present

None

CHANGES TO THE AGENDA

None

PUBLIC COMMENT

None

HARBOR COMMISSION MATTERS

1. Approval of Minutes

Moved to approve the minutes from the November 15, 2007, Harbor Commission meeting. Anikouchine/Watson 4-0.

DIRECTOR'S REPORT

2. Department Update

- New Council Liaison

3. Business Services Report

- Marina 4-B Lease Area

4. Facilities Management Report

- Stearns Wharf
 - Annual Pile Driving Project
- Harbor
 - Harbor Dredging
 - Marina One East Solar Thermal Project

In response to Commissioners, staff acknowledged that on December 4th, the day after dredging was completed, a large storm swell moved 75,000 c.m. of sand back into the main channel. Typically, there is a large buildup of sand on the sandspit in the fall, especially this year, since there were no significant storms last winter. Therefore, due to the early storm, this large amount of sand moved into the Channel. Staff is monitoring the situation. The dredge is in the harbor and will be able to resume dredging, if necessary.

Additionally, Mr. Treiberg stated that installation costs for the solar thermal unit would be approximately \$23,000 and the payback period would be about four to six years depending on efficiency of the panels.

5. Harbor Operations Report

- Boat Fire – Suspicious circumstances – under investigation
- Parade of Lights Wrap-up

In response to the boat fire information, there were several questions regarding the correct procedures for accessing fire hoses in the dockside fireboxes. Commissioners suggested posting instructions on the fireboxes. Staff had given a demonstration on the use of dockside fireboxes at a Harbor Watch meeting in the past and would be willing to repeat that effort. Additionally, staff will put an article in *Docklines* and look into posting instructions on the fireboxes.

NEW BUSINESS

6. Request for Proposal / 125 Harbor Way

Staff Report: Scott Riedman, Waterfront Business Manager

Harbor Commission reviewed and considered the six business proposals received for office space in the Marine Center Building at 125 Harbor Way and;

Public Comment:

Gary Longaberger: Expressed appreciation to staff for recommending Sunset Kidd f or the office space, which will allow that business to grow.

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Dennis Longaberger, Sunset Kidd: Looking forward to expanding his business. He would be interested in acquiring both suites 23 & 24, if the other proposer drops out. Thanked staff for allowing him to double the size of his current space.

Moved to accept the recommendation from the Selection Committee to construct a wall to divide office suite 23 into two rentable spaces;

Accepted the recommendation from the Selection Committee and made a finding that Nick Ise, Mike Pyzel, and Sunset Kidd Yacht Sales are the most appropriate users for the office spaces; and

Directed staff to negotiate lease agreements with Mike Pyzel and Sunset Kidd Yacht Sales and return to the Commission with lease recommendations at the next meeting.
Watson/Cramer 4-0.

Moved to approve staff recommendations. Watson/Cramer 4-0.

7. One-Year Lease Agreement with Nicholas Ise

Staff Report: Scott Riedman, Waterfront Business Manager

Nick Ise thanked staff and Commission for approving the lease agreement and said that he is looking forward to doing business in the harbor.

Commission had several questions regarding the WiFi aspects of the Mr. Ise's new business. According to Mr. Riedman there will be a charge for this service, however details of the wireless network are still being worked out.

Moved to recommend Council approve a one-year lease with a one-year option with Nicholas Ise, at a monthly rent of \$375 or ten percent of gross sales, whichever is greater, for an information technology center at 125 Harbor Way, Suite 21.
Watson/Cramer 4-0.

8. Mid-Year Budget Review

Staff Report: Scott Riedman, Waterfront Business Manager

Harbor Commission received a status report on the Waterfront Department Fiscal Year 2008 Mid-Year Budget revenues and expenditures.

9. Annual Review – Clean Marina Program

Staff Report: Mick Kronman, Harbor Operations Manager

Mr. Kronman gave the annual report including a PowerPoint presentation on the Waterfront Department's Clean Marina Program.

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Commissioners complimented Mr. Kronman on the quality and detail presented in his report.

Commissioner Cramer stated that the use of education is working regarding bird protection and Frank Drew (Stearns Wharf Bait & Tackle) has been instrumental in getting information about feeding and/or harassing seabirds to fishermen.

Additionally, Commissioner Cramer asked about a drainage ditch going into the waterfront from Santa Barbara City College (SBCC). She wondered if anything could be done to stop the runoff into the ocean. Mr. Treiberg indicated that he would work with Parks and Recreation, Creeks Division and SBCC to see if the area can be cleaned up.

Commissioner Kelly commented as follows:

- Suggested labeling the dock nets/scoops to help prevent them being taken.
- Has staff thought about having a portable pumpout service that goes around and pumps out boats in slips? Some foreign ports have carts that go around the docks providing pumpout services. Mr. Bridley said that the Waterfront was approached by a pumpout service; however the service provider wanted a requirement that Liveaboards must use the service. If pumping out is not mandatory, there may not be enough boaters to make it viable. At this point, Waterfront is not requiring that liveaboards use a pumpout service. If anyone is interested in providing this service, staff is more than willing to consider it.
- He was told that there is pollution coming from the mooring area. Has staff noticed a problem in that area? Mr. Kronman indicated that it is difficult to catch pollution violations in the mooring area. However, if anyone is aware of a problem and willing to sign a citation, staff will follow up.

COMMISSION/STAFF COMMUNICATIONS

None

ADJOURNMENT

Moved to adjourn the meeting at 8:09 p.m. Kelly/Anikouchine 4-0.